

CONSERVATION COMMISSION
REGULAR MEETING MARCH 17, 2009

E. CURTIS AMBLER ROOM

These minutes are not verbatim, but represent a summary of major statements and comments. For minutes verbatim, refer to audiotapes on file in the Office of the Town Clerk. Audiotapes are retained for the minimum period required under the retention schedule as provided under Connecticut Law.

Chairman Block called the roll call at 7:02 p.m. and noted Commissioners Byer, Igielski and Shapiro were present. Also present were Alternates Turgeon, Harlow and Zelek and Mr. Anthony Ferraro, Town Engineer.

NOTE: Chairman Block designated that Alternate Harlow would vote for Commissioner Pappa, Alternate Turgeon would vote for Commissioner Woods and Alternate Zelek would vote for the vacant position.

ITEM III
ACCEPTANCE OF MINUTES

Regular Meeting of February 17, 2009

Commissioner Igielski noted the following corrections:

- A. Page 2---Bottom of the page (ITEM VV B) should read ITEM VI B.
- B. Page 4---Bottom of page remark by Chairman Block should read "Chairman Block noted the items under discussion...within Article 7 (III) of the...Alternate members".

Chairman Block noted the following corrections:

- A. Page 3---Top of page remark by Chairman Block should read "Chairman Block noted that he had made...would not become mosquito breeding areas (drain out)".
- B. Page 4---Bottom of page remark by Chairman Block should read "Chairman Block (said he saw) asked, is there no problem.....except about providing (an) Alternate.... hearing (/presentation) process to keep it"?

Commissioner Shapiro noted on the bottom of Page 4, the remark by Chairman Block should read: Chairman Block said he saw....Commissioner (Commissioner's) Igielski's (Igielski) proposal....during hearing (/presentation) process".

Motion made by Commissioner Igielski to accept the minutes as corrected and was seconded by Commissioner Byer. There was no discussion. Vote was 6 yes, 0 no, 1 abstentions (Zelek) and the motion was carried.

ITEM IV

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: NONE

ITEM VA

NEW BUSINESS: NONE

ITEM VIA

Revisions to Rules and Procedures

Mr. Anthony Ferraro, Town Engineer, noted that Commissioner Igielski has provided the Commission with a copy of its existing Rules and Procedures that is marked up with proposed changes. He (Mr. Ferraro) passed out a marked up copy of the document to each member.

Commissioner Igielski proceeded to review page by page the proposed changes to the existing Rules and Procedures (listen to audio tape for the details of his presentation).

It was the consensus of Commission to find acceptable Commissioner Igielski's proposed comments as acceptable changes to the existing Rules and Procedures of the Commission.

Motion made by Commissioner Igielski to table the item to the April meeting and was seconded by Commissioner Shapiro. There was no discussion. Vote was 7 yes, 0 no and the motion was carried.

ITEM VII

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: NONE

ITEM VIII

COMMUNICATIONS AND REPORTS

Mr. Ferraro noted a developer is requesting a zone change for the parcel of land on top Cedar Mountain (adjacent to East Cedar Street). The developer was requested to provide the same information that was provided to the TP&C Commission, which was included in the agenda package. The matter will be brought before the (TP&Z) Commission at its next meeting. The property is now zoned commercial. The proposal is to change the zone of the property to R-12 (residential). A concept plan for the possible development of the property that is required as part of the application was also included in the agenda package.

NOTE: There was an extensive discussion on the subject matter (listen to audio tape for details of the discussion). The major statements and comments have been summarized to focus on the concerns of the Commission members.

Chairman Block suggested that the discussion should be framed around the Conservation Commission's authority to submit an advisory report (to the TP&Z Commission) relative to preservation (of natural resource) issues to include the following:

- A. The surrounding residential areas are zoned R-20 (residential).
- B. Consider incorporation of green (areas) and open space into a plan.
- C. Consider the preservation of available (natural) vistas.
- D. Consider the development of the lower parts of property while leaving the top of the hill in its natural state and preservation of the (existing) ponding area (for surface run off).

Alternate Harlow said this property is the same type of land that was developed on the former Hartford Drive-In site.

Alternate Harlow said that he had a concern that development of the site might end up as a possible quarrying operation.

Alternate Zelek noted that the "Business Plan" hand out provided by the applicant tries to match the (Town of Newington) 1994 vision Plan of Development and Conservation.

Chairman Block said the applicant should be made aware of the (possible) effects of (potential) restrictions that were discussed under a previous application (for the property).

Motion made by Alternate Harlow to have a letter written from the Conservation Commission to the TP&Z Commission expressing the following concerns relative to the proposed zone change for the parcel of land on the top of Cedar Mountain adjacent to East Cedar Street:

- A. There is a need to retain an expert to determine the (potential) impact of the proposed zone change on the parcel of land.
- B. The protection of available natural vistas.
- C. The "Business Plan" is based on a fifteen (15) year old plan which may not be consistent with current points of view as to the preservation of the Town's natural resources.
- D. There is a concern that a zone change to R-12 (residential) may have a significant impact on site/off site wetlands.

Motion seconded by Alternate Zelek. There was no discussion. Vote was 7 yes, 0 no and the motion was carried.

Mr. Ferraro passed a letter on the status of the Kelsey Street/Church Street grind and overlay project.

Mr. Ferro passed out the spring edition of the "Habitat" magazine.

Motion made by Commissioner Shapiro to adjourn meeting at 8:45 p.m. and was seconded by Commissioner Byer. There was no discussion. Vote was 7 yes, 0 no and motion was carried.

Peter M. Arbur, Recording Secretary

Commission Members

Tayna Lane, Town Clerk

Town Manager John Salamone

Edmund Meehan, Town Planner

Councilor Myra Cohen

Chairperson, Town Plan and Zoning Commission

Anthony Ferraro, Town Engineer

Ben Ancona Jr., Esquire, Town Attorney

Lucy Robbins Wells Library (2)